

AREA OFFICE SPACE

9751 54 AVENUE NW, EDMONTON, AB

NICELY IMPROVED MOVE-IN READY SECOND FLOOR OFFICE SPACE

CUSHMAN & WAKEFIELD

Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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Kurt Paull, SIOR® Partner 780-932-0578 kurt.paull@cwedm.com **Max McPeak** Associate 780-700-5038

Nick Mytopher Associate 587-597-5475

PROPERTY DETAILS

Municipal Address:	9751 54 Avenue NW, Edmonton, AB
Zoning:	Medium Industrial Zone (IM)
Neighbourhood:	Coronet Industrial
Parking Area:	Ample Parking
Size:	800 SF
Utilities:	Separately Metered
Net Rent:	\$1,000 per month

\$5.88 PSF

Operating Costs:

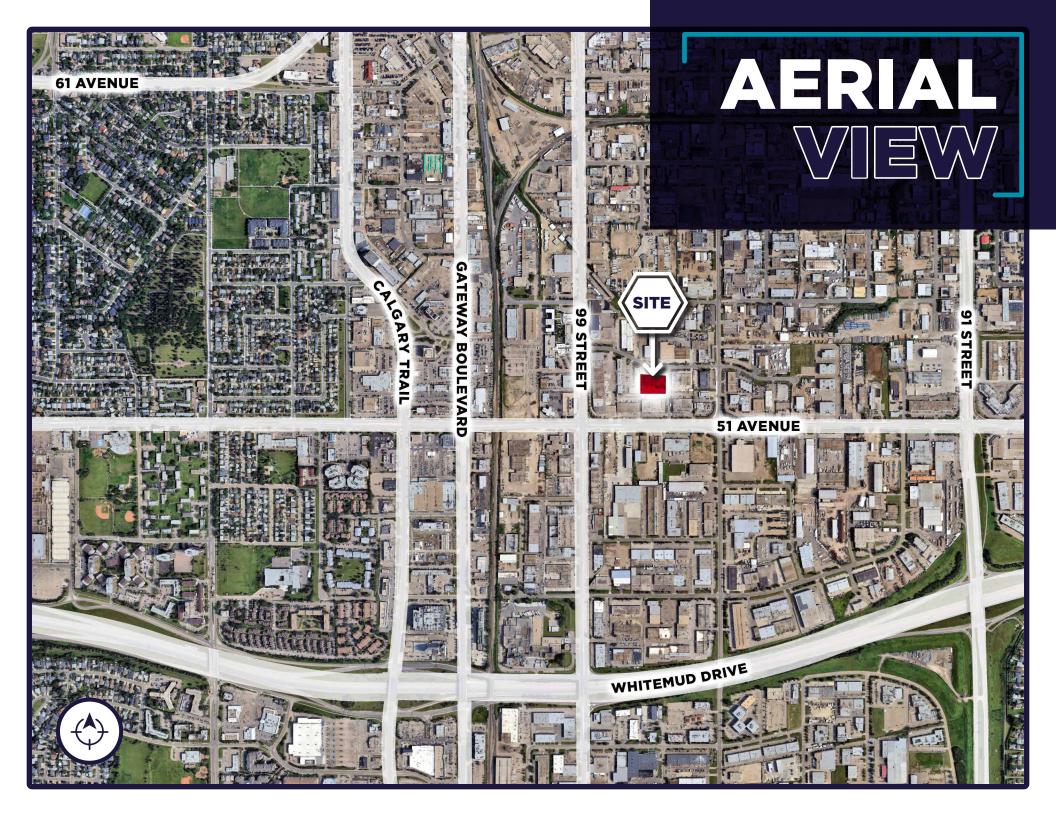




PROPERTY HIGHLISHTS

Discover Coronet Industrial office space for lease at 9751 54 Avenue NW, Edmonton. This 800 SF second-floor office offers two private offices, a bright open area, two bathrooms, and ample parking. Fully furnished and move-in ready with private access and separate utilities. Ideal for small businesses seeking a professional workspace.

- 2 large private offices
- Nice open area
- Tons of natural light, great windows throughout space
- 2 separate bathrooms
- Furnished and ready to move-in
- Ample front surface parking
- Easy access to 51 Avenue, Calgary Trail, Gateway Boulevard and Whitemud Drive





KEEP IN TOUCH

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